

Homestead Tax Credit Eligibility Application Process

Presentation to the Talbot County Council
August 14, 2012

What is the Homestead Tax Credit?

- The Homestead Tax Credit limits the amount of assessment increase on which an eligible resident homeowner pays property taxes.
- This credit is only available to property owners on their primary residence.
- Every county in the State of Maryland has properties that receive homestead tax credits.
- Since 1992 Talbot County has limited the amount of the assessment increase to 0%.
- As assessments have increased – the **Taxable** assessment has remained the same.

Why do property owners need to complete an Application for Homestead Tax Credit Eligibility?

- Effective October 1, 2007, a new law enacted by the 2007 session of the Maryland General Assembly required all homeowners to make a one-time application in order to be eligible to receive, or continue to receive, the Homestead Tax Credit.
- If a property owner does not submit an application to the Department of Assessments and Taxation by the deadline - they will not receive a Homestead Tax Credit on the tax bill that they will receive in July 2013.

The deadline for submitting an application is December 31, 2012

What is the impact to a Talbot County Taxpayer?

Unless a Homestead Tax Credit Eligibility application has been filed and approved, more taxes will be owed in July 2013.

Approximately 50% of Talbot County taxpayers who are currently receiving a Homestead Tax Credit have not filed an application.

Loss of Homeowner Credits and Exemptions



**TALBOT COUNTY
MARYLAND**

PUBLIC JOHN Q
123 MAIN STREET
ANYTOWN, MD 12345-6789

Real Property Tax Bill
07/01/2012 - 06/30/2013
FISCAL YEAR 2013

11 N. WASHINGTON STREET
COURTHOUSE, SUITE 9
EASTON, MD 21601
BILLING 410-770-8020
ASSESSMENT 410-819-5920
TTY 410-822-8735

BILL NUMBER 13579 CUSTOMER NUMBER 48042

DESCRIPTION	ASSESSMENT	TAX RATE	AMOUNT
STATE BAY RESTORATIO			60.00
MARYLAND STATE TAX	436,200	.112000	488.54
COUNTY TAX	436,200	.465000	2,028.33
CNTY TAX-EDUCATION	436,200	.026000	113.41
CO HS CREDIT	-239,450	.465000	-1,113.44
CNTY CR-HOMESTEAD ED	-239,450	.026000	-62.26
TOTAL TAX			1,514.58
TOTAL DUE			1,514.58

Taxable Assessment
\$196,750

Total Homestead Credit
\$1,175.70

PARCEL:
08-321987
PROPERTY DESCRIPTION:
LOT 41-3.7894 AC
W/S MAIN ST

PRINCIPAL RESIDENCE

TAXABLE ASSESSMENT DATA

CURR YR	436,200
LAST YR	436,200

**IMPORTANT - SEE NOTES
ON REVERSE SIDE**

CONSTANT YIELD RATE INFORMATION

COUNTY RATE - CONSTANT YIELD = EXCESS

.4910 - .4604 = .0306

IF PAID IN	SEMI ANNUAL AMOUNT DUE	OR	ANNUAL AMOUNT DUE
	FIRST	SECOND	
JUL	782.47	722.45	1,504.92
AUG	787.30	727.28	1,514.58
SEP	787.30	727.28	1,514.58
OCT	797.88	729.30	1,527.18
NOV	808.48	731.30	1,539.78
DEC	819.07	733.32	1,552.39

SERVICE CHARGE .0083 6.04

SECOND INSTALLMENT BILL WILL BE SENT IN DECEMBER.

TO CONTINUE ELIGIBILITY FOR THE HOMESTEAD CREDIT,
HOMESTEAD APPLICATIONS ARE DUE BY 12/31/12. CONTACT
THE ASSESSMENT OFFICE @ 410-819-5920 FOR DETAILS.

SEE ENCLOSED FLYER FOR INFORMATION
ON SEMI-ANNUAL PAYMENT PROGRAM

KEEP ABOVE STATEMENT FOR YOUR RECORDS

• PER \$100 OF TAXABLE ASSESSMENT



**TALBOT COUNTY
MARYLAND**

Real Property Tax Bill

07/01/2012 - 06/30/2013

PROPERTY DESCRIPTION:
LOT 41-3.7894 AC
W/S MAIN ST

BILL NUMBER 13579

ACCOUNT NUMBER	FISCAL YR	PAYMENT
08-321987	2013	

RETURN THIS PORTION WITH PAYMENT

MAKE CHECKS PAYABLE TO:

TALBOT COUNTY, MARYLAND

Have I filed my Homestead Tax Credit Eligibility Application?

Go to the Department of
Assessments and Taxation website
at

<http://dat.state.md.us>



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What's New

Lenders foreclosing on residential property must now submit a copy of the Ratification Order to the Supervisor of Assessments where the property is located. [View the MD Procedures Manual.](#)

Property owners

Homeowners have until December 31, 2012 to submit a Homestead Eligibility Application to continue being eligible for the credit. You can find out the status of your application by looking up your property on the [Real Property database](#). Application filing status information is at the bottom of the property display page.

[Contact your local Assessment Office](#)

Ground Rent Information

[Sample Deed of Redemption](#)

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Businesses

[2012 Personal Property Forms](#)

[Personal Property Forms for years 2011-2000](#)

[Business Entity is Not in Good Standing or Forfeited](#)

Online Services

Status of online services

The [Real Property Data](#) is current as of July 14th. It will not be updated until approximately August 8th due to the installation of necessary system upgrades. If you need more recent information for a particular account, please visit the [local Assessment Office](#) where the property is located.

Homestead Eligibility Application

Business Data Search

Business information, UCC filings, trade names, Resident agents, business personal property assessment and view recently filed documents. Rate Stabilization Notices for electric companies.

Certificate of Status

Print an official SDAT Certificate of Status ([Certificate of Good Standing](#)). Other ways of getting a Certificate of Status

SDAT does not have copies of tax bills on its web site. Please contact the appropriate county or municipal government where the property is located.



Related Web sites

[Attorney General](#)

[Business License Information](#)

[Comptroller - MD Taxes](#)

[IRS - Federal Taxes](#)

[DHCD Foreclosure Assistance](#)

[Home Ownership Mortgage Program](#)

[Ground Rent Redemption Loans](#)

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ENVIRONMENTAL**

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to schedule a lead-free inspection**

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Maryland Department of Assessments and Taxation Real Property Data Search (vw3.1A)

v2.1

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1. Select the county in which to search:

ALLEGANY COUNTY

2. Select the search method to proceed:

Street Address

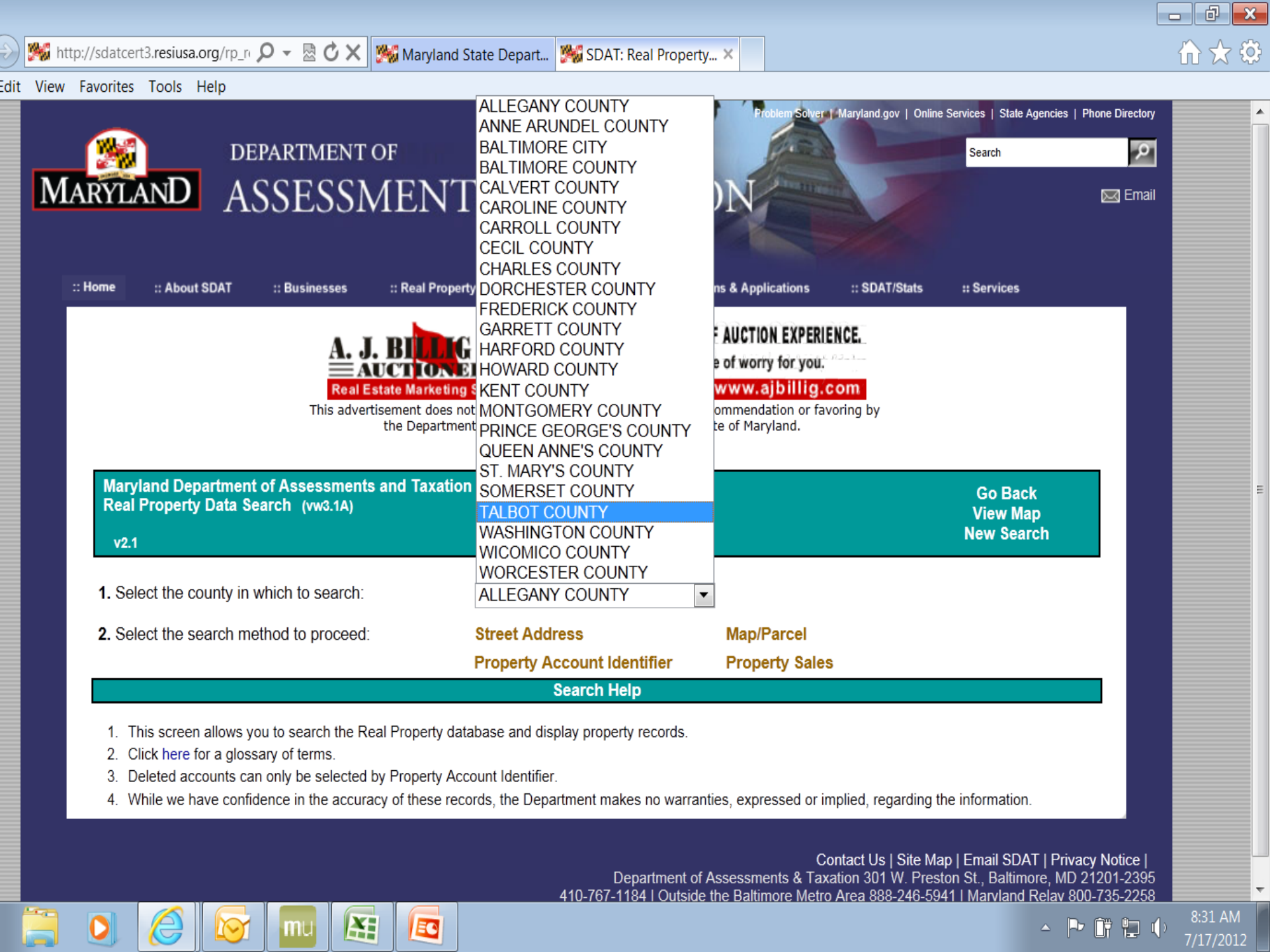
Map/Parcel

Property Account Identifier

Property Sales

[Search Help](#)

1. This screen allows you to search the Real Property database and display property records.
2. Click [here](#) for a glossary of terms.
3. Deleted accounts can only be selected by Property Account Identifier.
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v2.1

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8:31 AM
7/17/2012



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Map/Parcel

Property Account Identifier

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Real Property Data Search (vw1.1A)
TALBOT COUNTY

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Enter Premises Address

[Search Help](#)

Street Number

Street Name

SEARCH

Street number is not required.
Do not enter street name suffixes (Avenue, Street, Lane, etc.)
Enter as much info as possible to speed up the search.



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Maryland Department of Assessments and Taxation Real Property Data Search (v03.1A) TALBOT COUNTY

Go Back
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New Search
GroundRent Redemption
GroundRent Registration

Account Identifier: District 08 Account Number 321987

Owner Information			
Owner Name:	PUBLIC JOHN Q	Use:	RESIDENTIAL
Mailing Address:	123 MAIN STREET ANYTOWN, MD 12345	Principal Residence:	YES
		Deed Reference:	1) 000002/1239999 2)

Location & Structure Information	
Premises Address	Legal Description
123 MAIN STREET	LOT 41-3.7894 AC
ANYTOWN, MD 12345	NWS / MAIN STREET

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
				0000			41	1	Plat Ref:

Special Tax Areas	Town	NONE
	Ad Valorem	
	Tax Class	

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1992	2,268 SF	3.7800 AC	

Stories	Basement	Type	Exterior
1.000000	NO	STANDARD UNIT	SIDING

Value Information			
	Base Value	Value	Phase-In Assessments
		As Of	As Of
		01/01/2010	07/01/2011
			07/01/2012
Land	223,900	198,900	
Improvements:	319,750	237,300	
Total:	543,650	436,200	436,200
Preferential Land:	0		0

Transfer Information			
Seller:	PREVIOUS OWNER NAME	Date:	02/18/1997
Type:	ARMS LENGTH IMPROVED	Deed1:	Price: \$199,990
		Deed2:	
Seller:		Date:	08/14/1992
Type:	ARMS LENGTH IMPROVED	Deed1:	Price: \$50,000
		Deed2:	
Seller:		Date:	
Type:		Deed1:	Price:
		Deed2:	

Exemption Information			
Partial Exempt Assessments	Class	07/01/2011	07/01/2012
County	000	0.00	
State	000	0.00	
Municipal	000	0.00	0.00

Tax Exempt:		Special Tax Recapture:
Exempt Class:		NONE

Homestead Application Information	
Homestead Application Status:	Approved 01/12/2010



http://sdatcert3.resiusa.org/rp_r

SDAT: Real Propert...



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Maryland Department of Assessments and Taxation
Real Property Data Search (v02.2A)
TALBOT COUNTY

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GroundRent Redemption
GroundRent Registration

Account Identifier: District - 01 Account Number - 053345

Owner Information

Owner Name: PUBLIC JANE D Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 124 MAIN STREET Deed Reference: 1) 00000/1234500000
ANYTOWN, MD 12345 2)

Location & Structure Information

Premises Address Legal Description
124 MAIN STREET LOT 30-3.0757 AC
ANYTOWN, MD 12345 E/S MAIN STREET

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
				0106			30	1	Plat Ref:

Special Tax Areas Town Ad Valorem Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
2000	1,951 SF	3,0700 AC	

Stories	Basement	Type	Exterior
NO		STANDARD UNIT	SIDING

Value Information

	Base Value	Value As Of 01/01/2010	Phase-In Assessments As Of 07/01/2011	As Of 07/01/2012
Land	220,350	195,300		
Improvements:	207,070	147,600		
Total:	427,420	342,900	342,900	
Preferential Land:	0			0

Transfer Information

Seller:	PREVIOUS OWNER	Date:	06/30/2000	Price:	\$80,000
Type:	ARMS LENGTH VACANT	Deed1:		Deed2:	
Seller:	PREVIOUS OWNER	Date:	01/17/1994	Price:	\$62,500
Type:	ARMS LENGTH VACANT	Deed1:		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	

Exemption Information

Partial Exempt Assessments	Class	07/01/2011	07/01/2012
County	000	0.00	
State	000	0.00	
Municipal	000	0.00	0.00

Tax Exempt: Special Tax Recapture: NONE
Exempt Class:

Homestead Application Information

Homestead Application Status: No Application

How do I file a Homestead Tax Credit Eligibility Application?

Online – via the Internet

To file an application online you will need:

(1) Your Real Property Account Number
and

(2) An Access Number

If you do not have an Access Number,
call **410-767-2165** in the Baltimore Metropolitan area
or

1-866-650-8783 elsewhere in Maryland to receive an
Application with the Real Property Account Number
and Access Number



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Ground Rent Information

[Sample Deed of Redemption](#)

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[Personal Property Forms for years 2011-2000](#)

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[Homestead Eligibility Application](#)

Business Data Search

Business information, UCC filings, trade names, Resident agents, business personal property assessment and view recently filed documents. Rate Stabilization Notices for electric companies.

Certificate of Status

Print an official SDAT Certificate of Status ([Certificate of Good Standing](#)). Other ways of getting a Certificate of Status

SDAT does not have copies of tax bills on its web site. Please contact the appropriate county or municipal government where the property is located.

Governor Martin O'Malley
Lt. Governor Anthony G. Brown



Related Web sites

[Attorney General](#)

[Business License Information](#)

[Comptroller - MD Taxes](#)

[IRS - Federal Taxes](#)

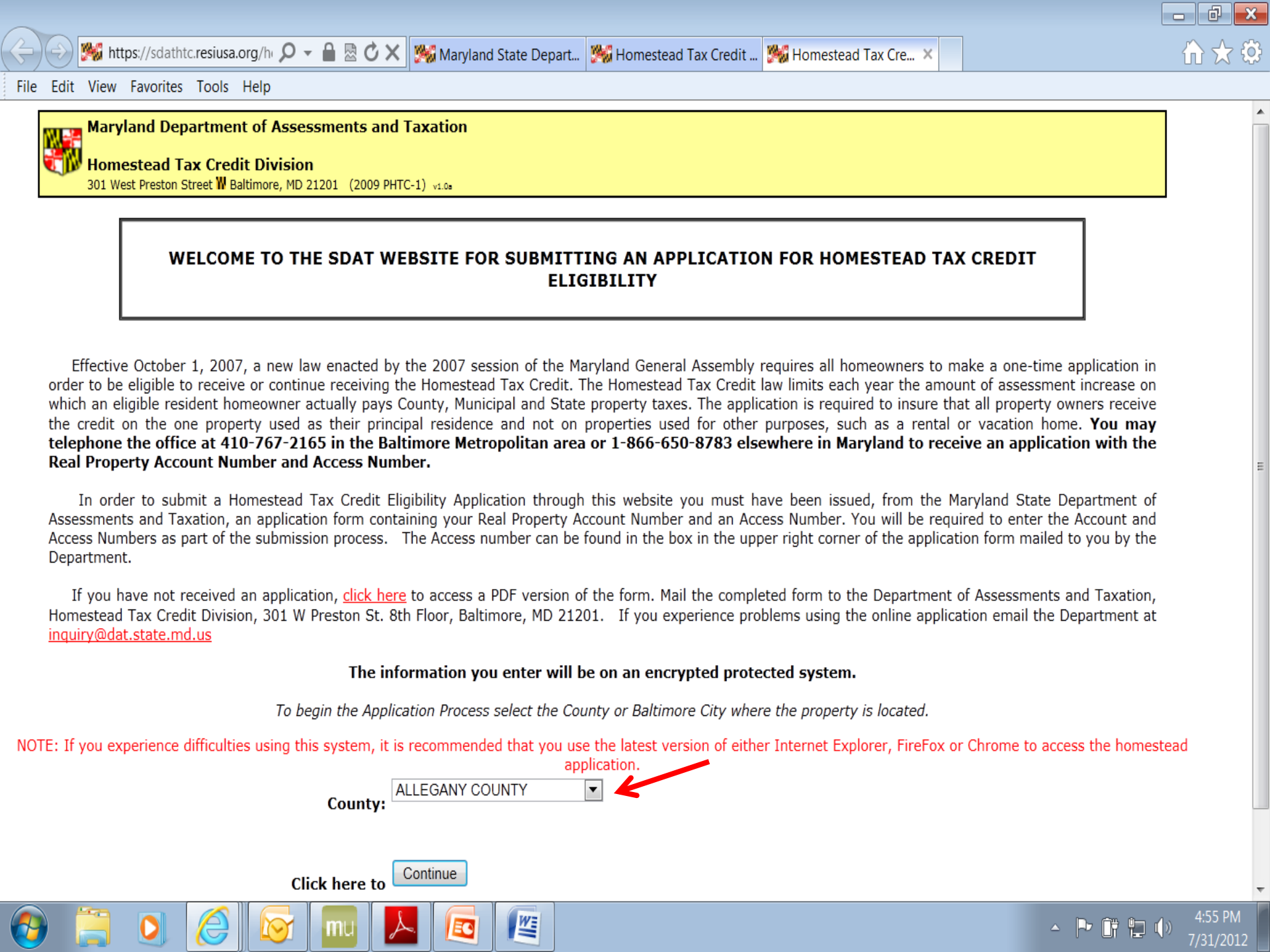
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Maryland Department of Assessments and Taxation



Homestead Tax Credit Division

301 West Preston Street W Baltimore, MD 21201 (2009 PHTC-1) v1.0a

WELCOME TO THE SDAT WEBSITE FOR SUBMITTING AN APPLICATION FOR HOMESTEAD TAX CREDIT ELIGIBILITY

Effective October 1, 2007, a new law enacted by the 2007 session of the Maryland General Assembly requires all homeowners to make a one-time application in order to be eligible to receive or continue receiving the Homestead Tax Credit. The Homestead Tax Credit law limits each year the amount of assessment increase on which an eligible resident homeowner actually pays County, Municipal and State property taxes. The application is required to insure that all property owners receive the credit on the one property used as their principal residence and not on properties used for other purposes, such as a rental or vacation home. **You may telephone the office at 410-767-2165 in the Baltimore Metropolitan area or 1-866-650-8783 elsewhere in Maryland to receive an application with the Real Property Account Number and Access Number.**


In order to submit a Homestead Tax Credit Eligibility Application through this website you must have been issued, from the Maryland State Department of Assessments and Taxation, an application form containing your Real Property Account Number and an Access Number. You will be required to enter the Account and Access Numbers as part of the submission process. The Access number can be found in the box in the upper right corner of the application form mailed to you by the Department.

If you have not received an application, [click here](#) to access a PDF version of the form. Mail the completed form to the Department of Assessments and Taxation, Homestead Tax Credit Division, 301 W Preston St. 8th Floor, Baltimore, MD 21201. If you experience problems using the online application email the Department at inquiry@dat.state.md.us

The information you enter will be on an encrypted protected system.

To begin the Application Process select the County or Baltimore City where the property is located.

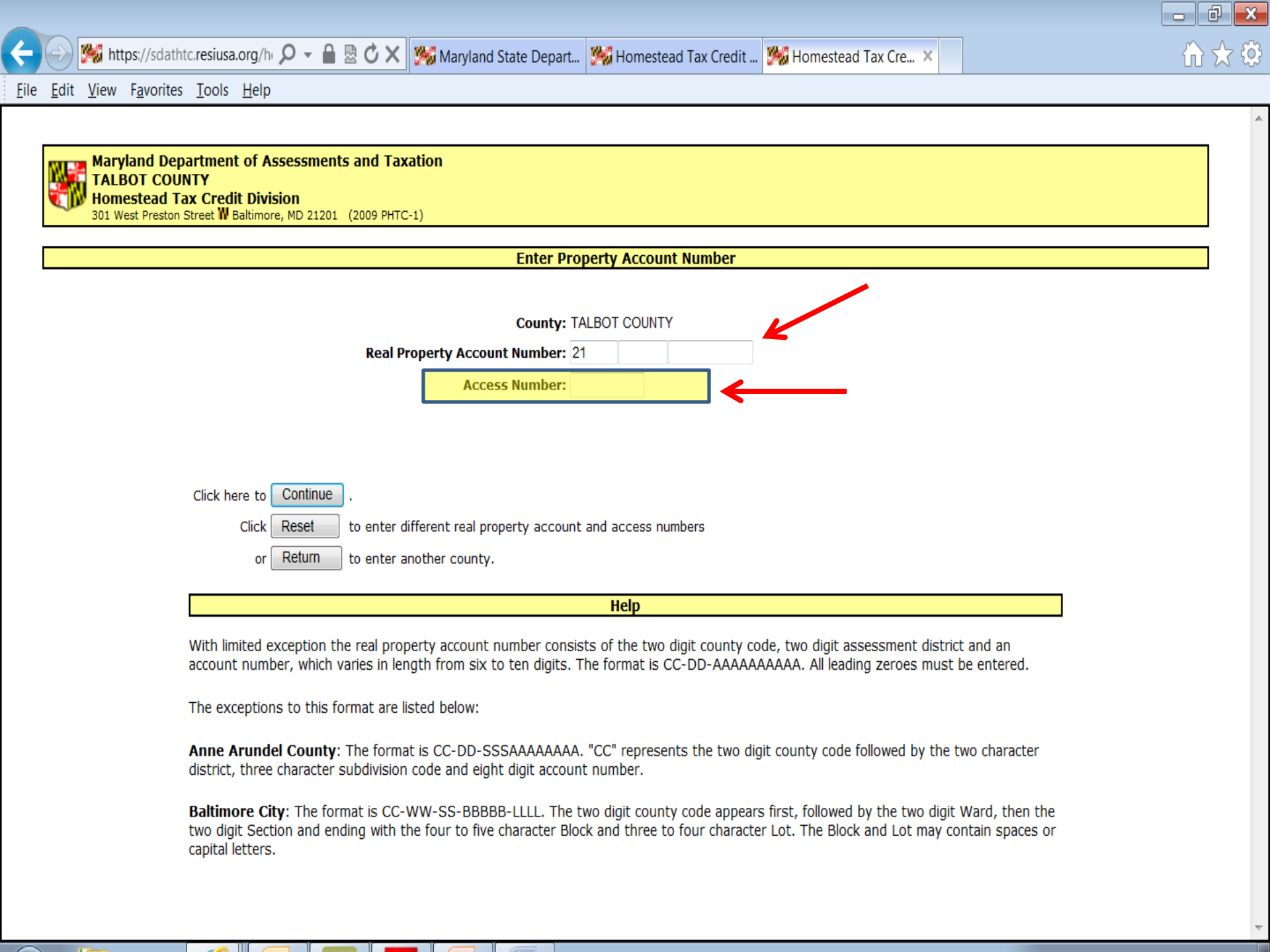
NOTE: If you experience difficulties using this system, it is recommended that you use the latest version of either Internet Explorer, FireFox or Chrome to access the homestead application.

County: 

Click here to

Continue





Maryland Department of Assessments and Taxation
TALBOT COUNTY
Homestead Tax Credit Division
301 West Preston Street W Baltimore, MD 21201 (2009 PHTC-1)

Enter Property Account Number

County: TALBOT COUNTY

Real Property Account Number: 21

Access Number:

Click here to .

Click to enter different real property account and access numbers

or to enter another county.

Help

With limited exception the real property account number consists of the two digit county code, two digit assessment district and an account number, which varies in length from six to ten digits. The format is CC-DD-AAAAAAAAAA. All leading zeroes must be entered.

The exceptions to this format are listed below:

Anne Arundel County: The format is CC-DD-SSSAAAAAAAAA. "CC" represents the two digit county code followed by the two character district, three character subdivision code and eight digit account number.

Baltimore City: The format is CC-WW-SS-BBBBBB-LLLL. The two digit county code appears first, followed by the two digit Ward, then the two digit Section and ending with the four to five character Block and three to four character Lot. The Block and Lot may contain spaces or capital letters.

To File an Application by Mail

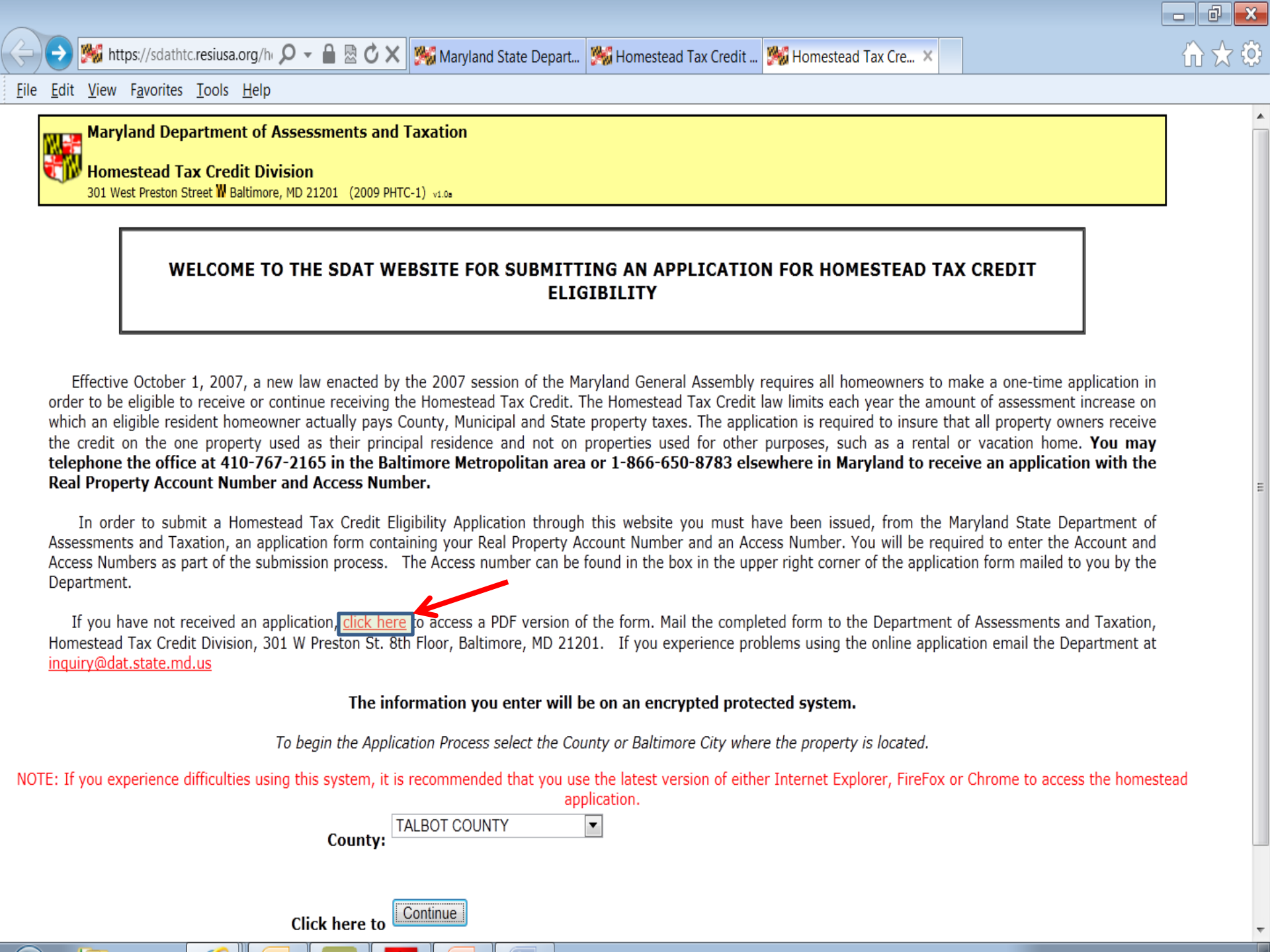
Print an application from the Department of Assessments and Taxation website: <http://dat.state.md.us>

or

Obtain an application at the Talbot County Finance Office

Mail Completed Application to:

**Department of Assessments and Taxation
Homestead Tax Credit Division
301 West Preston Street, 8th Floor
Baltimore MD 21201**



Maryland Department of Assessments and Taxation

Homestead Tax Credit Division

301 West Preston Street W Baltimore, MD 21201 (2009 PHTC-1) v1.0a

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NOTE: If you experience difficulties using this system, it is recommended that you use the latest version of either Internet Explorer, FireFox or Chrome to access the homestead application.

County:

Click here to

Continue

- The Homestead Tax Credit law limits the amount of assessment increase on which eligible resident homeowners actually pay county, municipal, and State property taxes each year. This credit can have a significant impact on your real estate taxes regardless of your property's value or your income level. If the property is used as your principal residence, you are strongly encouraged to complete this application.
- The reason why this application is required is to verify that the property owners only receive the benefit of this credit on their one principal residence. It also insures that other homeowners entitled to the credit but not receiving it can also start to receive this benefit.
- A married couple may only have one principal residence under the provisions of this law. A homeowner who submits an application that is inconsistent with income tax and motor vehicle records of the State shall be required to later submit additional verification in order to be considered for the credit.
- If you have a specific question concerning the application, you may telephone 410-767-2165 in the Baltimore metropolitan area or on 1-866-650-8783 toll free elsewhere in Maryland.
- This application can be filled out on your pc: if hand written please print legibly. Please use **black** or **blue** ink only.

1. SDAT Real Property Tax Identification Number of the property for which Homestead Eligibility is requested.

INSTRUCTIONS: You must fill-in the property identification number in order to submit this application. The identification number is composed of the two digit county code where the property is located, followed by an account number of up to 14 characters in length. This information can be obtained from an assessment notice or by searching the Department's online Real Property database. If using the online system, the account number displayed must be preceded by the appropriate two digit county code listed below. If you do not have the identification number [click here](#) to search the Real Property database.

Allegany - 01	Calvert - 05	Charles - 09	Harford - 13	Prince George's - 17	Talbot - 21
Anne Arundel - 02	Caroline - 06	Dorchester - 10	Howard - 14	Queen Anne's - 18	Washington - 22
Baltimore City - 03	Carroll - 07	Frederick - 11	Kent - 15	St. Mary's - 19	Wicomico - 23
Baltimore Co. - 04	Cecil - 08	Garnett - 12	Montgomery - 16	Somerset - 20	Worcester - 24

County Code (From above)

Identification Number (up to 14 digits)

Co. Code 03	Ward	Section	Block	Lot
----------------	------	---------	-------	-----

For Baltimore City Only

2. Address of the Property for which Application is being made:

Street Address

MD

City

Zip code

Outreach Efforts

Department of Assessments and Taxation

and

Talbot County

Questions?

Contact the Department of Assessments and Taxation/Homestead Eligibility Program at 410-767-2165 in the Baltimore Metropolitan area or at 1-866-650-8783 elsewhere in Maryland.